258 Park Road, Cowes, Isle of Wight, PO31 7NJ

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McCarthy & BOOKER

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Guide Price

Edwardian Home, owned by the present owners for 40 years, in super location. With generously sized rooms over 2 floors, a long south westerly facing garden and off road parking, this home would suit someone wanting a project and opportunity to add their own stamp on to an already handsome property. CHAIN FREE

An imposing Edwardian property

Located in the ever popular Park Road, this substantial semi detached four bedroom property has a large footprint of 146sq m with scope to extend outwards and up into the roof space (STPP). There are two generously sized reception rooms, kitchen, utility area, conservatory, four bedrooms and large garden. With off road parking and the bonus of being CHAIN FREE, this home would benefit from UPGRADING AND RENOVATION. This home has been in the same family for over 40 years and offers a wealth of potential to modernise and become a dream family home.

Interior

This property is very well proportioned both upstairs and downstairs benefitting from tall period windows with coloured glass panels, high ceilings, turned spindles on the staircase and many original fireplaces. There is a curved wall in the hallway, giving further character to this airy home.

Ground Floor:

A wide hallway leads to two sizable reception rooms both with fireplaces; a dining room to the fore and a sitting room at the rear which has double doors opening to a large conservatory.

The kitchen, that has a range of wooden base units and space for a 6 ring gas stove, leads through to the utility area with space/plumbing for a washing machine, tumble dryer and dishwasher. There are further storage units within this practical and convenient space that leads to a cloakroom and a door into the conservatory.

First Floor:

On this level are four bedrooms and a family bathroom.

One of the double bedrooms, with a feature fireplace and built in cupboard, leads off to a single bedroom which could easily become an ensuite or dressing room. The further two generously sized double bedrooms both have feature fireplaces, one with a beautifully tiled hearth, and the other bedroom has a useful basin within the room. The bedrooms with windows to the front features the original leaf patterned glass inserts. The bathroom has a bath with overhead shower, basin and wc.

Exterior

There is off road parking and a low maintenance front garden with a shale covering, high hedging and some mature shrubs. The impressive period entrance door, with pretty original stained glass, has ironwork around the storm porch and a tiled threshold.

The side passageway leads to a long south west facing rear garden which has a large paved patio area, lawn and a garden store at the furthest point.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

This property is close to a bus stop, convenient for travelling island-wide, and near to parks and community centres.

Further Information

Tenure: Freehold

EPC: D

Council tax band: D

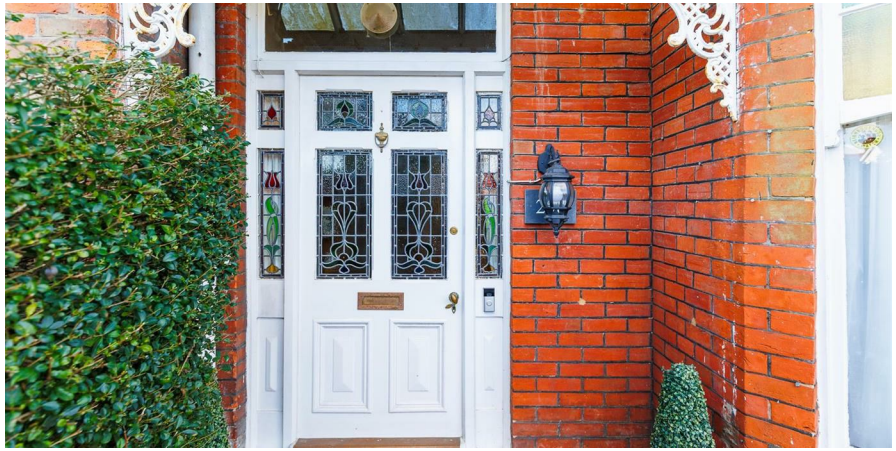
Mains gas, electricity, water and sewerage

Broadband max predicted: Download 80 mbps Upload 20 mbps

Partially boarded loft with ladder access

Gas central heating

Back of the house is double glazed and original single glazing at the front



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Total area: approx. 146.0 sq. metres (1571.4 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only.
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Plan produced using PlanUp.

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